

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Regular Meeting

October 27, 1960
10:00 A.M.

Council Chamber, City Hall

The meeting was called to order with Mayor Pro-tem Palmer presiding.

Roll call:

Present: Councilmen Bechtol, White, Mayor Pro-tem Palmer

Absent: Councilman Perry, Mayor Miller

Present also: W. T. Williams, Jr., City Manager; Doren R. Eskew, City Attorney; Reuben Rountree, Jr., Director of Public Works; Robert A. Miles, Chief of Police

Councilman White moved that the Minutes of the Meeting of October 20, 1960, be approved with correction. The motion, seconded by Councilman Bechtol, carried by the following vote:

Ayes: Councilmen Bechtol, White, Mayor Pro-tem Palmer

Noes: None

Absent: Councilman Perry, Mayor Miller

Mayor Pro-tem Palmer brought up the following ordinance for its third reading:

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AUSTIN AND THE ANNEXATION OF CERTAIN ADDITIONAL TERRITORY CONSISTING OF 37.13 ACRES OF LAND, MORE OR LESS, SAME BEING OUT OF AND A PART OF THE J. A. G. BROOKE SURVEY, IN TRAVIS COUNTY, TEXAS; WHICH SAID ADDITIONAL TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF AUSTIN, IN PARTICULARS STATED IN THE ORDINANCE.

The ordinance was read the third time and Councilman Bechtol moved that the ordinance be finally passed. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Bechtol, White, Mayor-Pro-Tem Palmer

Noes: None

Absent: Councilman Perry, Mayor Miller

Mayor Pro-tem Palmer announced that the ordinance had been finally passed.

Councilman White offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on October 18, 1960, for the installation of a sprinkler system at Brackenridge Hospital; and,

WHEREAS, the bid of The Austin Water Sprite Company in the sum of \$5,610.67 was the lowest and best bid therefor, and the acceptance of such bid has been recommended by the Supervising Engineer, Construction Engineering Division, of the City of Austin, and by the City Manager; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the bid of The Austin Water Sprite Company in the sum of \$5,610.67 be and the same is hereby accepted, and W. T. Williams, Jr., City Manager of the City of Austin is hereby authorized and directed to execute a contract on behalf of the City of Austin with The Austin Water Sprite Company.

The motion, seconded by Councilman Bechtol, carried by the following vote:

Ayes: Councilmen Bechtol, White, Mayor Pro-tem Palmer

Noes: None

Absent: Councilman Perry, Mayor Miller

The City Manager submitted the following:

"October 25, 1960

"Mr. W. T. Williams, Jr.
City Manager
Austin, Texas

"Dear Mr. Williams:

"Bids were received until 2:00 P.M., Tuesday, October 25, 1960, at the Office of the Director of Water and Sewer Department for the construction of 24-inch and 16-inch water mains, from the Center Street Reservoir to Forest Hill Drive. The bids were publicly opened and read in the Council Room, Municipal Building, Austin, Texas.

"The following is a tabulation of bids received:

<u>"Firm</u>	<u>Amount</u>	<u>Working Days</u>
Bland Construction Company	\$113,931.40	110
Austin Engineering Company	116,697.15	90
Ford-Wagner, Incorporated	128,906.60	125
Glade Construction Company	131,091.90	75
Capital Construction Company	160,970.14	100

"It is recommended that the contract be awarded to Bland Construction Company on their low bid of \$113,931.40 with 110 working days.

"Yours truly,
 s/ Victor R. Schmidt, Jr.
 Superintendent Water Distribution
 s/ Albert R. Davis
 Director Water and Sewer Department"

Councilman White offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on October 25, 1960, for the construction of 24-inch and 16-inch water mains from the Center Street Reservoir to Forest Hill Drive; and,

WHEREAS, the bid of Bland Construction Company in the sum of \$113,931.40 was the lowest and best bid therefor, and the acceptance of such bid has been recommended by the Director, Water and Sewer Department of the City of Austin, and by the City Manager; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the bid of Bland Construction Company in the sum of \$113,931.40, be and the same is hereby accepted, and W. T. Williams, Jr., City Manager of the City of Austin is hereby authorized and directed to execute a contract on behalf of the City of Austin with Bland Construction Company.

The motion, seconded by Councilman Bechtol, carried by the following vote:
 Ayes: Councilmen Bechtol, White, Mayor Pro-tem Palmer
 Noes: None
 Absent: Councilman Perry, Mayor Miller

The City Manager submitted the following:

"October 25, 1960

"Mr. W. T. Williams, Jr.
 City Manager
 Austin, Texas

"Dear Mr. Williams:

"Bids were received until 2:00 P.M., Tuesday, October 25, 1960, at the Office of the Director of the Water and Sewer Department, for the construction of 8-inch Sanitary Sewer Mains in Center Street, South Third Street, and Bannister Lane. The bids were publicly opened and read in the Council Room Municipal Building, Austin, Texas.

"The following is a tabulation of bids received:

<u>"Firm</u>	<u>Amount</u>	<u>Working Days</u>
Bland Construction Company	\$9,229.20	60
Ford-Wagner, Inc.	9,384.85	60
Glade Construction Company	13,301.40	45
Austin Engineering Company	15,231.90	60

"It is recommended that the contract be awarded to Bland Construction Company on their low bid of \$9,229.20 with 60 working days.

"Yours truly,
s/ S. A. Garza, Superintendent
Sanitary Sewer Division
s/ Albert R. Davis, Director
Water and Sewer Department"

Councilman White offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on October 25, 1960, for the construction of 8-inch Sanitary Sewer Mains in Center Street, South Third Street, and Bannister Lane; and,

WHEREAS, the bid of Bland Construction Company in the sum of \$9,229.20 was the lowest and best bid therefor, and the acceptance of such bid has been recommended by the Director, Water and Sewer Department of the City of Austin, and by the City Manager; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the bid of Bland Construction Company in the sum of \$9,229.20, be and the same is hereby accepted, and W. T. Williams, Jr., City Manager of the City of Austin is hereby authorized and directed to execute a contract on behalf of the City of Austin with Bland Construction Company.

The motion, seconded by Councilman Bechtol, carried by the following vote:
Ayes: Councilmen Bechtol, White, Mayor Pro-tem Palmer
Noes: None
Absent: Councilman Perry, Mayor Miller

The City Manager submitted the following:

"October 26, 1960

"W. T. Williams, Jr., City Manager

Contract Number 60-D-34

"Following is a tabulation of the bids received at 10:00 A.M., Tuesday, October 25, 1960 for the construction of a storm sewer system in the following vicinity: Hether Street Easement, Kinney Avenue, Bauerle Avenue, Goodrich Avenue, Valeria Street, Oxford Avenue, and South Lamar Boulevard Easement, - Contract Number 60-D-34.

"Ed H. Page	\$46,411.75
Austin Engineering Company	55,077.78
Walter W. Schmidt	58,523.15
Capital Construction Company, Inc.	63,187.14
Glade Construction Company	63,227.89
Ford-Wagner, Incorporated	65,511.35
Lee Maners	77,982.20
"City's Estimate	\$55,900.00

"I recommend that Ed H. Page with his low bid of \$46,411.75 be awarded the contract for this project.

"S. Reuben Rountree, Jr.
Director of Public Works"

Councilman White offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on October 25, 1960, for the construction of a storm sewer system in the following vicinity: Hether Street Easement, Kinney Avenue, Bauerle Avenue, Goodrich Avenue, Valeria Street, Oxford Avenue, and South Lamar Boulevard Easement, Contract Number 60-D-34; and,

WHEREAS, the bid of Ed H. Page in the sum of \$46,411.75 was the lowest and best bid therefor, and the acceptance of such bid has been recommended by the Director of Public Works of the City of Austin, and by the City Manager; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the bid of Ed H. Page in the sum of \$46,411.75, be and the same is hereby accepted, and W. T. Williams, Jr., City Manager of the City of Austin is hereby authorized and directed to execute a contract on behalf of the City of Austin with Ed H. Page.

The motion, seconded by Councilman Bechtol, carried by the following vote:

Ayes: Councilmen Bechtol, White, Mayor Pro-tem Palmer

Noes: None

Absent: Councilman Perry, Mayor Miller

Mayor Pro-tem Palmer brought up the following zoning deferred from last week:

SOUTHERN OAK REALTY	2509-11 South Congress	From "A" Residence
By Robert Potts	Avenue, Rear	To "C" Commercial
		NOT Recommended by the
		Planning Commission

Report that the Commissioners' Court had no objection to the change of zoning. Mr. Potts represented the applicant, Mr. Yeates, who has purchased the property. Councilman White moved that the change be granted except the eastern 50'x50' for a buffer zone. The motion, seconded by Councilman Bechtol, carried by the following vote:

Ayes: Councilmen Bechtol, White, Mayor Pro-tem Palmer

Noes: None

Absent: Councilman Perry, Mayor Miller

The Mayor Pro-tem announced that the change had been granted and the City Attorney was instructed to draw the necessary ordinance to cover.

Councilman White offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, Jackson & Cullen Construction Company is the Contractor for the demolition of a building located at 1412 Congress Avenue and desires a portion of the sidewalk and street space abutting Lot (E) of 4 and 5, Block 173, of the Original City of Austin, Travis County, Texas, during the demolition of the building, such space to be used in the work and for the storage of materials therefor; therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

1. THAT space for the uses hereinabove enumerated be granted to said Jackson & Cullen Construction Company, the boundary of which is described as follows:

Sidewalk and Street Working Space

Beginning at the northeast corner of the above described property; thence in a northerly direction and at right angles to the center line of West 15th Street to a point 12 feet north of the south curb line; thence in an easterly direction and parallel with the center line of West 15th Street 110 feet to a point; thence in a southerly direction and at right angles to the center line of West 15th Street to a point which is the northeast corner of the above described property; thence in an easterly direction and at right angles to the center line of Congress Avenue to a point 20 feet east of the west property line; thence in a southerly direction and parallel with the center line of Congress Avenue 50 feet to a point; thence in a westerly direction and at right angles to the center line of Congress Avenue 20 feet to a point which is the southeast corner of the above described property.

2. THAT the above privileges and allotment of space are granted to the said Jackson & Cullen Construction Company, hereinafter termed "Contractor", upon the following express terms and conditions:

(1) That the Contractor shall erect and maintain continuously in good condition during the use of said space hereby allotted, a substantial walkway at least 4 feet wide in the clear on the inside and at least 8 feet high, the same to be covered solidly on the street side with boards to a height of 4 feet above pavement and on the building side to be covered solidly with boards to a height of 8 feet. The top of the walkway shall be covered solidly with boards at least 2 inches thick, which shall be supported at intervals sufficiently close to prevent sagging of the roofing boards. The roof of said walkway shall be covered with a roofing material which will prevent leaking of the roof and provide a dry walkway at all times. No wood strips or obstructions of any kind shall be permitted along the pavement within the walkway, and at any time in the opinion of the City Officials it becomes necessary for any reason to install a board floor within the walkway the Contractor shall upon notice from the Building Inspector immediately place such a wood floor and substantially support same to prevent sagging under load.

(2) That the Contractor is permitted to construct in his working space a substantial gate which shall be kept closed at all times when not in use, and

at all times that such gate is open, the Contractor shall maintain a person at this gate to warn pedestrians and vehicles of approaching trucks. This gate is not to open out so as to impede vehicular or pedestrian traffic.

(3) That no vehicles in loading or unloading material at the working space shall park on any part of the street outside of the allotted working space.

(4) That "No Parking" signs shall be placed on the street side of the barricades.

(5) That the Contractor is permitted to construct a temporary work office within such allotted working space provided such work office is not within 25 feet of any corner street intersection.

(6) That the Contractor shall in no way obstruct any fire plugs or other public utilities in the construction of such barricades.

(7) That provisions shall be made for the normal flow of all storm waters in the gutter and the Contractor will be responsible for any damage done due to obstruction of any such storm water.

(8) That the Contractor shall place on the outside corners of any walkway, barricades or obstructions, red lights during all periods of darkness and provide lighting systems for all tunnels.

(9) That the Contractor shall remove all fences, barricades, loose materials and other obstructions on the sidewalk and street immediately after the necessity for their existence on said sidewalk or street has ceased, such time to be determined by the City Manager, and in any event all such sidewalk, barricades, materials, equipment and other obstructions shall be removed not later than February 1, 1960.

(10) That the City reserves the right to revoke at any time any and all the privileges herein granted or to require the erection or installation of additional barriers or safeguards if the conditions demand it.

(11) That the use and enjoyment of the spaces herein granted shall not be exclusive as against public needs, and the City, in making such grant reserves the right to enter and occupy any part or all of said space any time with its public utilities, or for other necessary public purposes.

(12) That any public utility, or public or private property disturbed or injured as a result of any of the activities necessary for the completion of the construction work for said building projects, whether done by the Contractor, City Forces, or public utilities, shall be replaced or repaired at the Contractors expense.

(13) That the Contractor shall furnish the City of Austin a surety bond in the sum of Two Thousand Dollars (\$2,000) which shall protect, indemnify and hold harmless the City of Austin from any claims or damages to any person or property that may accrue to or be brought by any person by reason of the exercise or abuse of the privileges granted the Contractor by the City of Austin and shall guarantee the replacement of all sidewalks, pavement and all other public property and public utilities disturbed or removed during the construction work and shall further guarantee the construction of a walkway and other safeguards during the occupancy of the space.

The motion, seconded by Councilman Bechtol, carried by the following vote:
 Ayes: Councilmen Bechtol, White, Mayor Pro-tem Palmer
 Noes: None
 Absent: Councilman Perry, Mayor Miller

LT. PURSE introduced the new police officers-in-training:

MR. DON HICKS	MR. W. J. TAYLOR
MR. ROBERT POLIVKA	MR. RAMIRO MARTINEZ
MR. CHARLES LANGE	MR. LUTHER JONES
MR. DONALD ROPER	MR. RICHARD GIVENS
MR. WILBURN PHILLIPS	MR. DOUGLAS WOODALL
MR. JERRY PALMER	MR. ROBERT WILLHOITE
MR. ALBERT RILEY	MR. JACK LEO, JR.
MR. ERNEST HINKLE	MR. DELBERT McCULLOUGH
MR. SAADI FERRIS	

The Council greeted the new recruits, and welcomed them. :

Councilman White made a report on his inspection of area where Dr. Renfret had applied for permission to construct living quarters on a boat dock in Lake Austin, and his meeting with Dr. Renfret. The Building Inspector stated that Dr. Renfret was going to make application for permission to install a slip for his boat and do away with his dock, and has his architect drawing new plans for this instead of the other plan, and that he would withdraw the first request. Councilman Bechtol moved that his withdrawal of his application for permit be accepted. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Bechtol, White, Mayor Pro-tem Palmer
 Noes: None
 Absent: Councilman Perry, Mayor Miller

DR. E. J. LUND referred to an open letter he had submitted to the Council and the General Services Administration, U.S.A., regarding a specific suggestion for location of the Federal Building and Post Office in Austin. Mayor Pro-tem PALMER stated as of this moment, the Council had not discussed the location of the Post Office with the General Services Administration; and that there was something in the newspaper regarding an address given before the Real Estate Board naming the location, but that was the first knowledge he had had of the location. He stated at some time there would be a meeting between the Council and the General Services Administration, at which time the location would be discussed.

The City Manager displayed a map showing two triangles of land conveyed to the City by the owners of the Hill Estate Subdivision. The purpose of obtaining this land was to be able to assure access to property behind the subdivision. The property in the rear has now been acquired by MR. GATEWOOD, who wants to buy the two triangular shaped pieces of property to provide access to his property. The City Attorney had obtained estimates of the two pieces of

property and recommended that they be sold to Mr. Gatewood at \$750 for the small triangular shaped property, and \$780 for the larger piece with the understanding that streets will be dedicated across those two parcels and that they be paved at no cost to the City. After discussion, Councilman Bechtol moved that the City Manager be authorized to enter into a contract for the sale of this property subject to retaining street right-of-way and a paving agreement. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Bechtol, White, Mayor Pro-tem Palmer
 Noes: None
 Absent: Councilman Perry, Mayor Miller

The City Manager displayed plans for the Sludge Removal and Disposal for Filter Plant No. 1. The Superintendent of the Filter Plant went over the plans. Councilman Bechtol moved that the City Manager be instructed to advertise for bids on this plant. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Bechtol, White, Mayor Pro-tem Palmer
 Noes: None
 Absent: Councilman Perry, Mayor Miller

The City Manager stated that the Director of Aviation had a display of -- furniture for the Airport Terminal at the Auditorium. The Council said it would go by this date and look at the furniture.

The City Manager stated that the Council engaged the services of an Auditor about this time each year. Councilman Bechtol stated he had received no complaints, but had received commendation on the present Auditors, and that he had had no requests from any other firm. Councilman Bechtol moved that WADE, BARTON & MARSH be re-employed at the same fee for this coming year. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Bechtol, White, Mayor Pro-tem Palmer
 Noes: None
 Absent: Councilman Perry, Mayor Miller

The Assistant City Manager brought up the boning room operations at the Abattoir. The Council stated it wanted to make a tour of the Abattoir and see these boning operations and the area involved.

Councilman White moved that the Council approve the request for a VETERAN'S DAY PARADE on November 11th, subject to details being worked out with the Chief of Police. The motion, seconded by Councilman Bechtol, carried by the following vote:

Ayes: Councilmen Bechtol, White, Mayor Pro-tem Palmer
 Noes: None
 Absent: Councilman Perry, Mayor Miller

Mayor Pro-tem Palmer made inquiry of the time the Christmas decorations would be put up, as there is a group of merchants who will have a big promotion starting November 10, and he thought that they might ask that these decorations be put up by that time. The Assistant City Manager stated as soon as the time were known, the work could be scheduled; and in the meantime, the Electric Department would be put on notice that this request is under way.

The Assistant City Manager stated that sometime back there was discussion with the Council about a fall-out shelter survey that the Federal Government wanted to do in Austin, and offered to bear the expenses on it. Two names had been suggested to him. He said it would be necessary to have an architect or an engineer make the study; that it would take six months with a staff of five or six people. The assignment was to find what shelters were now available and what it would take to make a fairly good shelter into a real shelter, etc., and it was desired to have a fulltime employee to devote his time to this survey. MAYOR PRO-TEM PALMER suggested leaving this matter up to Councilman Bechtol and the Assistant City Manager to work out. Councilman White agreed.

The City Attorney reviewed the following zoning application, which was pending before the Council:

S. B. WINGFIELD	6318-20 Del Monte Road	From "A" Residence
By S. M. Amsler,	<i>Amsler</i>	To "C" Commercial
Attorney		

He stated that two or three cases on zoning violations had been prosecuted, and that the Church next door had adopted a Resolution requesting that the zoning ordinance be enforced; and because of this possible change, no action was taken. The Church states it is not going to sell the property. After discussion, Councilman White moved that the change of zoning be denied. The motion, seconded by Councilman Bechtol, carried by the following vote:

Ayes: Councilmen Bechtol, White, Mayor Pro-tem Palmer
 Noes: None
 Absent: Councilman Perry, Mayor Miller

The Mayor Pro-tem announced that the change had been DENIED.

Mayor Pro-tem Palmer made inquiry about the zoning application of MISS ELLA JOHNSON, et al, on East 7th Street, and ask that the Director of Planning bring the file down.

The Council recessed until 2:00 P.M.

RECESSED MEETING

2:00 P.M.

At 2:00 P.M., the Council resumed its business and opened the hearings on Tax Appeals.

MAYOR PRO-TEM PALMER announced that the following appeals had been postponed until next Thursday at 2:00 P.M.:

JULIUS FRANKI	-	600 South 1st Street
TRUEMAN O'QUINN	-	Shoppers World
UNITED FEDERAL LIFE INSURANCE COMPANY (E.D.Bohls), By Mr. Kendall	-	Personal property of the Company located at 917 $\frac{1}{2}$ Congress Avenue
C. O. CEDER, et al	-	Property in the School District
GEORGE S. NALLE	-	Property in the School District and on Congress Avenue

The Council postponed hearing the appeal of BEN ROBERTSON on property on Congress Avenue, 610 West Lynn Street, in the School District, on West 6th Street, and on East 6th Street; and will set a date of hearing later.

MAYOR PRO-TEM PALMER announced that the following appeals had been withdrawn:

SPENCER SCOTT	-	North Oaks and Walnut Forest Subdivision
MRS. ROBERT J. BOOTH	-	3406 Foothill Terrace

The Council heard the following appeals:

HOWARD V. MOORE - 4323 Airport Boulevard. Mr. Moore appeared for himself, and pointed out the run-down condition of this 13-year old two-bedroom house; and the increased noise from the turbo-jet operations at the Airport, the increase of traffic and noisy trucks, had reduced the value of this property; and stated the house plan had been repeated many times in the area; that the house was obsolete; that he had purchased a house with identical floor plan with three bedrooms and carport for \$6,800. Mr. Moore stated the taxes were one-third too high. The Tax Assessor stated this property was 80% good. The Council agreed to make a personal inspection of the property.

GALEN SCHREIER - 5005, 5007 Pecan Springs Road, and adjoining property outside the city limits. MR. WILL COWAN, representing Mr. Schreier, stated the land values had been raised to 700 and 800%. The Tax Assessor explained that this was property in the Pecan School District, and the values had been equalized, some in 1957 and the rest this year. Mr. Cowan stated no improvements had been made in this area since it had been annexed, and that this

particular property was in the creek bottom and incapable of being subdivided. The Tax Assessor said the property inside the City was appraised at \$8.00 a front foot, and that outside the city was set at \$750 per acre, including consideration for the creek. He stated he believed these values were right. The Council said it would go look at the area.

BUILDING PROPERTIES, INC., J. M. Odom, 902 West 5th Street. MR. B. L. SCHWARZBACH represented Building Properties, Inc., and stated they were concerned with the increase on the land value and not the improvements. The Appraisor stated the values were revised on 5th Street, for the first time in six years. The Mayor Pro-tem stated the Council would check this.

MR. A. C. BRYANT - Casis Shopping Center on Exposition. MR. DAVID TISINGER, representing Mr. Bryant, stated the protest on the land value was based on discrimination, in comparing this shopping center with Tarrytown Shopping Center. Mr. Tisinger filed letters from F. F. KNIGHT, and TED WENDLANDT stating that their opinions were the land in Casis Village should have a value of 30% less than the land in Tarrytown Shopping Center. Mr. Tisinger and Mr. Bryant pointed out the advantages that Tarrytown had over the Casis Village. The Mayor Pro-tem stated the Council would review this with the Tax Board and Tax Department.

GULFMOUNT HOTEL COMPANY - 8th and Brazos Streets. MR. FRANK DENIUS, local Attorney for Gulfmount Hotel Company, introduced MR. JOHN H. CROOKER, who explained how he arrived at his figure of \$1,295,125 and the discount of \$391,000 which he subtracted from the purchase price to arrive at this figure. He compared values of the Driskill and Austin Hotels, and of the Terrace Motel. Mayor Pro-tem Palmer stated the Council would check with the Tax Department on this.

MRS. CATHERINE SMOTHERS, 1011 Possum Trot, represented herself, and stated that a creek went through the property, and that she gave the city right-of-way through there, and a retaining wall was built. The retaining wall does not go far enough, and the water comes over the retaining wall into her yard. The Tax Appraisor said 50% discount had been allowed. The Mayor Pro-tem stated the Council would drive out to take a look at this property and the retaining wall, and suggested that she contact the Director of Public Works regarding the retaining wall. Mrs. Smothers appealed on the land only.

MR. HOWARD W. WRIGHT appealed his tax values, which he stated had been increased some 300%, and that there had been no difference in appraising farm land and grazing land, and that 50% of his land was wooded. The Tax Appraisor said he had been unable to get into the property. Arrangements then were made for him to go in and appraise the property. The Mayor Pro-tem stated the Appraisor would make the inspection, and then the Council would look at it. He stated this would apply also to Mr. Wright's neighbor, Mr. Gibson's property.

MR. DAVID BARROW made specific appeal on land values on the following:

5.19 acres off Balcones Drive north of Mt. Barker	set at full value of \$7,785	#1-2606-0238
27.78 acres on Spicewood		#9-2-4401-0501
38.4 acres, James M. Mitchell Survey	set at \$13,440	#9-1-4806-0404
6.78 acres, T.J. Chambers Grant	set at \$16,950	#9-1-3008-0103
253.85 acres, James Coleman Survey	set at \$101,584	#9-1-4806-0301

Mr. Barrow stated he had around 1000 acres involved in northwest part of the City, and the land had no value except from a future subdivision standpoint, and that it would take 20 to 30 years to develop this land. Mr. Barrow stated the rest of the property was around the quarry area, which for the next two years nothing can be done with the property, as the quarry will be in operation for two years. He stated the same condition existed on the Hart property on which he had an option. The Mayor Pro-tem stated that the Council would have to consider this and discuss the theory of future values.

MR. MATTHEW I. SMITH, owner of 63.70 acres in James Coleman Survey, did not make any appeal to the Board, as he had misread his statement, but he appeared before the Council, stating his property had been increased 86 times, over what it was last year. Mayor Pro-tem Palmer stated the Council would look at this the same time it went over the other property in the area. MR. LANDON BRADFELD stated he agreed with Mr. Barrow regarding land values in this area, and believed the price paid for the land was more nearly its value than what a speculator would pay for it.

HIGHLAND PARK WEST PETITION - MR. CLINT SMALL was spokesman for a group appealing the values in Highland Park West, stating that this Board of Equalization had taken away a discount allowed in 1954, and then raised everyone from 25% to 50%. Then some had a depreciation allowance which just about equalled the increase in land. He said values had not gone up as far as the group could find; but if there had been an increase in the land value, he suggested that the front foot value be raised on the land, and leave the discount, based on the terrain. The Tax Assessor explained the cycle procedure for appraising property, and stated this was the first time this area had been reappraised, and that it was his opinion that the values represented the market value. MR. JOHN B. VAUGHT could not understand how land values could go up on developed property where the land had been purchased and a house built on it; and he stated they were paying more on the actual value of property than in other parts of the city, and that he purchased his house for less than the value placed on it by the Tax Department. MR. ROSWELL MILLER stated the fair way would be to go back to last year's basis and give a percentage raise; and that he could not see any basis that could justify these 100% increases in value. DR. GARCIA stated he had a doubled-assessed value, and he did not believe that continuing to raise ad valorem taxes on residential property was the right way; and to place the burden of payment for services which are received by the whole of the community, in a few is not right. He stated if the taxes were to be raised, they should be raised all over the place. MR. AL KAPLAN, 4803 Crestway Drive, complained about the increase in land values, as he did not believe it was worth any more than when he got it last year. MR. E.J. HOOD stated he did not believe

that view would have any effect on values at all; and stated he helped develop this area. He gave specific examples of the increases in land, and stated he did not know why the land was worth more today than it was eight years ago when he bought it. He stated the tax situation in Highland Park West had materially affected the market price of all the property out there; and that property taxes in Tarrytown were from a third to a fourth less than comparable property in Highland Park West. MAYOR PRO-TEM PALMER stated that the Council would have to treat each one individually and go by and look at each one.

The Council held a brief discussion regarding the tax appeals.

The Council received notice from the City Manager that the following zoning applications had been referred to the Planning Commission, and had been set for hearing before the Council on December 1, 1960:

ST. JOHNS CORPORATION By The Marvin Turner Engineers	6000-6918 Middle Fiskville Road; 405-711 St. Johns Ave. To 6920-7126 Interregional Hwy. 5900-6221 Airport Boulevard 6417-6525 Airport Boulevard	From "A" Residence To "C" Commercial
JUAN VELA	2906 South 1st Street	From "A" Residence To "B" Residence
BURKE MATTHEWS By Clyde Matthews	2304 Lafayette	From "A" Residence 1st Height & Area & "C" Commercial 2nd Height & Area To "C" Commercial 2nd Height & Area
FRED WONG	1307-11 East 52nd Street	From "BB" Residence 1st Height & Area To "BB" Residence 2nd Height & Area
JAMES D. GLYNN, M.D.	709 West 19th Street 1809-11 (1805) West Avenue	From "B" Residence To "O" Office
MRS. JENNIE ECK STEWART By Ernest C. Stewart, Jr.	1200 South Congress 101-105 Nellie Street	From "C-1" Commercial To "C-2" Commercial
A. F. WHITE	900-04 West Mary Street	From "C" Commercial To "A" Residence
FUTURA PRESS, INC. J. W. Walls, President	2424 South 1st Street	From "A" Residence To "C" Commercial

THE COMMUNITY REALTY CO., INC. By J. C. Peterson	1148 Airport Boulevard	From "GR" General Retail & "C" Commercial 6th Height and Area To "GR" General Retail & "C" Commercial 2nd Height and Area
N. O. POPE By Trueman O'Quinn	2109 Holly Street	From "C" Commercial To "C-1" Commercial
LUCILE M. BLOOR ESTATE By Sterling Sasser, Sr.	1000-10 West 6th Street 600-610 Lamar Boulevard	From "C" Commercial To "C-1" Commercial
PERRY D. SNAVELY & ROBERT K. MOSES By Cy Miller	1406-1514 Riverside Drive	From "A" Residence 1st Height and Area To "B" Residence 2nd Height and Area
CLARENCE McCULLOUGH & RAY SAUNDERS	2404-2706 South Inter- regional Highway	From Interim "A" Resi- dence 1st Height & Area To "GR" General Retail 1st Height & Area
H.E. BUTT GROCERY CO. By Frank W. Denius	2413 Euclid Avenue	From "A" Residence To "B" Residence
MOSES J. KOURI	1127-1203 East 52nd Street	From "A" Residence To "BB" Residence

There being no further business, the Council adjourned at 6:00 P.M.,
subject to the call of the Mayor.

APPROVED

Mayor Pro-tem

ATTEST:



City Clerk